



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 20TH DAY OF SEPTEMBER, 2016



The Board of Commissioners of the Jersey City Redevelopment Agency met in a Regular Meeting at the Agency office, 30 Montgomery Street, Jersey City, New Jersey on Tuesday, September 20, 2016 at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Chairman called the Meeting to order at 6:06 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

DIANE COLEMAN

ERMA D. GREENE

and the following were absent: SAMUEL A. BERMAN, DONALD R. BROWN and RUSSELL VERDUCCI. The Chairman thereupon declared a quorum present. Also present at the Meeting were David P. Donnelly, Executive Director; Christopher Fiore, Assistant Executive Director; Diana H. Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Mary Pat Noonan, Project Manager; Rob Napiorski, Phil Orphanidis and LaBron Collins, Project Assistants; Heather Kumer, Esq., Legal Analyst, Sarah Goldfarb, Director of Policy and Research; Elizabeth Vasquez, Supervising Fiscal Officer those listed on the attached Attendance Sheet.

Immediately following the Pledge of Allegiance the Assistant Executive Director announced that in accordance with the "Open Public Meetings Act," a copy of the Public Notice was sent to the Jersey Journal and to the City Clerk for the public's review and information.

The Executive Director indicated there were two presentations. The first presentation PH Urban Renewal, LLC will present on their plans to develop a portion of Block 13162. The project will include construction of a residential tower, construction of a 35,000 SF school to be used by the Jersey City Board of Education and cause ownership of the existing tower to restrict units at or below 80% of AMI for Hudson County. Amanda Curley, Esq. indicated the project is located next to 100 Montgomery Street and will consist of a residential tower with a commercial, school and parking component. The project will have 5% for low-moderate income and will have a new public plaza on Warren Street and Christopher Columbus Drive. There will be a 35,000 SF school facility. Ms. Curley indicated that a Purchase and Sale Agreement has already been presented to the Board of Ed and it will be a turnkey project. It was noted that the existing building at 100 Montgomery Street will have facade repair and new windows, a new ground floor entryway and landscaping improvements. The Board requested copies of the presentation documents and Ms. Curley indicated she would send an electronic version.

The next presentation was for the CH Martin property on Journal Square. Rob Verdibello, Esq. indicated this was an as-of-right development under Journal Square 2060 Redevelopment Plan. Mr. Stevie (sic), the architect indicated that the planned tower would work with the present Redevelopment Plan. It will be a light, glassy tower for the residential portion with a masonry base for fitting in with the historical Loews. There will be four floors of office space totaling

60,000 SF, twenty floors of residential with a mix of studios, one and two bedroom units. The building will have all the amenities. Mr. Stevie indicated there is no parking because the building is in the core of Journal Square with all parking on the periphery. It was noted that Mr. Martin has been in Jersey City since 1978 opening CH Martin. He also has sites at 151 Newark and 250 Central Avenue. Mr. Martin then introduced himself and thanked the Board for the opportunity to present.

The Chairman then informed those present that he would like to see better monitoring for the use of locals. The Director noted that after meeting with Mr. Fiore and Ms. Goldfarb the Agency needs to get involved with seeing that those residents that are looking for affordable housing come from Jersey City and not another city.

At this time the Board decided to go into Executive Session. Accordingly, the following Resolution was introduced and duly seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING GOING
INTO EXECUTIVE SESSION TO DISCUSS CERTAIN MATTERS
(See Resolution #1, dated September 20, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Greene, Farmer and Lavarro; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

Emerging from Executive Session, General Counsel made it known that discussions involving litigation and personnel matters took place.

General Counsel then indicated there would be an additional item added to the Agenda. The designation of New Jersey Re-Entry Corporation for two units of re-entry housing for a 90 day period.

The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments. There was questions on the new items added to the Agenda. Item #7 it was noted is the addition of a partner to the present development team. Item #11 is an amendment to the construction schedule due to remediation taking longer than anticipated. #13 is just an add-on and is covered by a grant.

The Chairman then called for a Consent Agency for Items #2 through #19. It was moved, seconded and voted unanimously. Accordingly, the following Resolutions were introduced and duly seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF THE REGULAR MEETING DATED AUGUST 16,
2016

(See Resolution #2, dated September 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
MINUTES OF EXECUTIVE SESSION DATED AUGUST 16, 2016

(See Resolution #3, dated September 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A
GRANT FROM JP MORGAN CHASE & CO. TO DEVELOP A
RESEARCH REPORT AND RELATED POLICY
RECOMMENDATIONS TO PROMOTE MIXED-INCOME
HOUSING DEVELOPMENT IN JERSEY CITY

(See Resolution #4, dated September 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
SALE OF PROPERTY TOWA GOLF, LLC AND AMENDMENT TO
THE REDEVELOPMENT AGREEMENT TO REFLECT THE SALE
IN THE CAVEN POINT REDEVELOPMENT AREA

(See Resolution #5, dated September 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
AMENDING PROFESSIONAL SERVICES AGREEMENT
NO. 15-09-DD3 WITH CUMMING FOR PROFESSIONAL
ENGINEERING/CONSTRUCTION MANAGEMENT SERVICES
IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT
AREA

(See Resolution #6, dated September 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE
ADDITION OF OPIS PARTNERS, LLC TO THE EXISTING RDA
WITH NEW JERSEY COMMUNITY CAPITAL WITH PROPERTY
LOCATED AT 308 WHITON STREET (BLOCK 20301, LOT 15)
LOCATED IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #7, dated September 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING
FAIR AND OPEN CONTRACT NUMBER 16-07-BD6 WITH
DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC.
FOR ENVIRONMENTAL SERVICES IN THE MORRIS CANAL
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(See Resolution #8, dated September 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING
FAIR MARKET VALUE FOR PROPERTY LOCATED I
BLOCK 20304, LOT 39 WITHIN THE MORRIS CANAL
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(See Resolution #9, dated September 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATION PH URBAN RENEWAL, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT 25 CHRISTOPHER COLUMBUS DRIVE (BLOCK 13102, LOT 1.02) IN THE PAULUS HOOK REDEVELOPMENT AREA

(See Resolution #10, dated September 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH GENESIS OCEAN ASSOCIATES, LLC FOR 441-451 OCEAN AVENUE & 79-81 DWIGHT STREET (BLOCK 25802, LOTS 17-21) LOCATED WITHIN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #11, dated September 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 16-09-BD5 WITH BROWNFIELD SCIENCE & TECHNOLOGY, INC. FOR PROFESSIONAL ENVIRONMENTAL SERVICE SIN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #12, dated September 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 2 TO CONTRACT NUMBER 16-02-BD1 WITH AWT ENVIRONMENTAL SERVICES, INC. FOR THE SITE REMEDIATION AT OCEAN DWIGHT WITHIN THE TURNKEY REDEVELOPMENT AREA

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(See Resolution #15, dated September 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF SEPTEMBER 20, 2016
(See Resolution #16, dated September 20, 2016 attached hereto.)

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RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF AN ESCROW AGREEMENT WITH RESPECT TO PRE-DEVELOPMENT ACTIVITIES IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA
(See Resolution #18, dated September 20, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING NEW JERSEY RE-ENTRY CORPORATION AS THE REDEVELOPER FOR PROPERTY LOCATED AT 152 MARTIN LUTHER KING DRIVE IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA
(See Resolution #19, dated September 20, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Coleman, Greene, Farmer and Lavarro; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions adopted as introduced.

There being no further business to come before the Board of Commissioners, upon Motion of Vice Chair Farmer, seconded by Commissioner Greene, the meeting was adjourned at 7:20 p.m.

Secretary



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There being no further business to come before the Board of Commissioners, upon Motion of Vice Chair Farmer, seconded by Commissioner Greene, the meeting was adjourned at 7:20 p.m.

Secretary